

# 5-Acres Investment Land in Costilla CO with Electricity Nearby!



## 4.79 Acres

### \$7,999

#### Costilla County, Colorado

[www.landresellers.com/properties/41fef4ff12a](http://www.landresellers.com/properties/41fef4ff12a)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Colorado

**County:** Costilla County

**City:** Blanca

**Zip:** 81123

**Price:** \$7,999

**Total Acreage:** 4.79

**Property ID:** 41fef4ff12a

**Property Address:** Pima Ave, Blanca, CO, 81123

**APN:** 703-21-120

**GPS:** 37.336467, -105.479506

**Subdivision:** San Luis Valley Ranches

**Unit:** M

**Block:** 10

**Lot:** 1

**Association Fees:** None

**Roads:** Dirt Road. PIMA Ave (road frontage). US HWY 159 & 160 (closest highways).

**Power:** Electrical post along Smith Lane (1.8 miles from the property) or contact Xcel Energy at 800-895-1999

**Water:** Well or Holding Tank. Contact the Division of Water Resources at 719-589-6683 for permit.

**Sewer:** Need Septic Tank. Weaver Septic: 719-589-3484 Brown Septic: 719-657-3022

**Taxes:** \$129

Ready to get out of the city for a while and spend time in the Colorado mountains? Do it here on this 5 acre property with stunning views!

Wouldn't it be nice to spend the weekends among deer, turkey, & chirping birds? If that sounds better than traffic, honking horns, and loud neighbors, then this is the place to be! Surround yourself with wildness and peace with your own 5 acre property in the stunning Costilla County Colorado.

Located in San Luis Valley Ranches, you'll have mountain views, creeks, wildlife, and solitude - you will be recharged for the week after a few days here. Camp or bring the RV on the weekends, or build an off grid mountain cabin for longer visits.

There is no time limit to build and only a 600 sq ft minimum, so you can take your time and design your dream mountain home, or have a small cabin to enjoy as a getaway from the city. Power is only 1.8 miles away, so you can connect to the grid or use solar, wind, or a generator.

This property gives you access to the nearby Mountain Home Reservoir and Rio Grande River, so you can spend your days on the water and see what you can catch for dinner! Come back to your property, start the campfire and spend the evening with friends and family making memories that will last a lifetime! If you love the great outdoors and love hiking, hunting, riding dirt bikes, and exploring among wildlife, Southern Colorado is the place for you.

If you are ready to start your journey to property ownership then I am here to help! The process is simple and straightforward, and I'll be with you from start to finish.

CASH DISCOUNT PRIC: \$7,999

Buy now, pay later?

We do owner financing!

No need for the tricky bank or credit checks!

Call/Text us to learn more

**Things to do in the area:**

-Costilla county offers some of the best big game hunting in Colorado

-Ride your bike and take a trip through the breath-taking view of majestic mountains

-Go fishing in the Rio Grande River

-Camp or bring the RV on the weekends

-Climate is suitable for cultivating crops & raising livestock

#### **Nearby Towns & Cities:**

Fort Garland (9 miles)

Blanca (10 miles)

San Luis (15 miles)San Acacio (15 miles)

Alamosa (30 miles)Colorado City (80 miles)

Pueblo (105 miles)

Albuquerque (210 miles)

Denver (218 miles)

#### **Directions to Property:**

Head south on Smith Ave toward 7th St, then turn left onto US-160 E/Main St/E US Hwy 160. Afterward, turn right onto Rd 17/Smith Ln, which turns right and becomes Seventeenth St. Finally, turn left onto Pima Ave, and the destination will be on the right.

## Seller Information



Moonlit Land  
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At Moonlit Land, we make it easy for you to buy land. We offer owner financing with no credit check required, so you can get started on your dream of land ownership today. Just find a property you like, make a small down payment with a major credit card, and we'll draft a purchase agreement for you...